

THIS INSTRUMENT WAS PREPARED WITHOUT BENEFIT OF TITLE EVIDENCE. DESCRIPTIONS FURNISHED BY GRANTORS.

This Form Provided By

SEND TAX NOTICE TO:

SHELBY COUNTY ABSTRACT & TITLE CO., INC.

P. O. Box 752 - Columbiana, Alabama 35051
(205) 669-6204 (205) 669-6291 Fax(205) 669-3130

(Name) Annette Bean

(Address) _____

This instrument was prepared by

(Name) Mike T. Atchison, Attorney

P.O. Box 822

(Address) Columbiana, Alabama 35051

Form 1-1-27 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred and no/100----- DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Dalton Hamilton and wife, Nellie Hamilton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Annette Bean

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

PARCEL 1:

From the NW corner of Section 12, Township 24 North, Range 12 East, Shelby County, Alabama, run a tie line South 00 degrees 16 minutes 33 seconds East 1142.52 feet to the beginning point of subject lot; from said point, run South 00 degrees 35 minutes 34 seconds West 493.20 feet to the Northerly right of way line of Alabama Hwy. 155; thence along said right of way line (a curve concave left having a central angle of 01 degrees 57 minutes 20 seconds with a radius of 9684.12 feet) an arc distance of 330.51 feet; thence deflect from the chord of said curve and run North 43 degrees 24 minutes 33 seconds East for 165.31 feet; thence North 05 degrees 57 minutes 47 seconds East 528.32 feet; thence North 79 degrees 14 minutes 59 minutes West 409.15 feet, back to the point of beginning.

Subject to taxes for 1996 and subsequent years, easements, restrictions, rights of way, and permits of record.

Inst # 1996-00251

01/04/1996-00251
08:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3rd day of January, 1996.

(Seal)

Dalton Hamilton
Dalton Hamilton

(Seal)

(Seal)

Nellie Hamilton
Nellie Hamilton

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Dalton Hamilton and wife, Nellie Hamilton whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of January, A. D., 1996.

[Signature]
Notary Public.